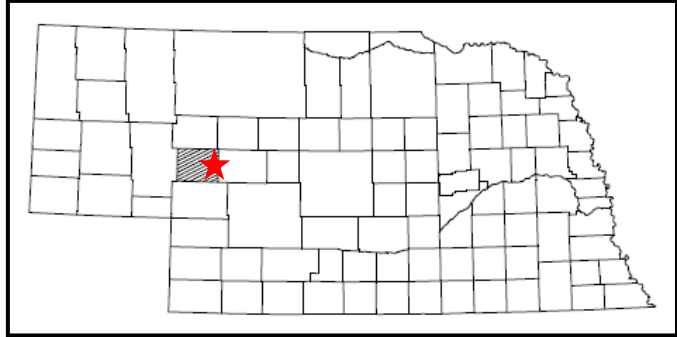
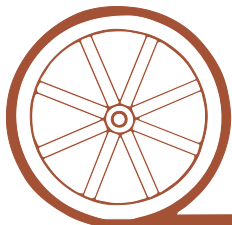


# Bucktail Farm

*Arthur & McPherson Counties, Nebraska*



*Offered Exclusively By:*



## AGRI AFFILIATES, INC.

*...Providing Farm - Ranch Real Estate Services...*

**NORTH PLATTE OFFICE**

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North Platte, NE 69103

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**(308) 534-9240**

Fax (308) 534-9244

Information contained herein was obtained for sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense.

# Bucktail Farm

- Location:** Bucktail Farm is located east of Arthur, Nebraska on the Arthur/McPherson County line; northwest of North Platte or north of Paxton. 14 miles east of Arthur on NE #92 then 7 miles south on county gravel road.
- Acres & Taxes:** 4,599 total assessed acres  
2015 real estate taxes payable in 2016 - \$78,922; 2015 occupation taxes - \$27,517
- Land Use:** Bucktail Farm includes 21 center pivots, each with an individual well and power unit. Land use includes 2,744 acres pivot irrigated; 200 acres pivot corners; 1,555 acres rangeland, 100 acres roads, buildings site and waste.
- Irrigation:** Twenty-one Zimmatic pivots (6 nearly new); Caterpillar and Isuzu diesel motors with generators. 21 irrigation wells (most tested at over 2,000 gpm) with pumping levels mostly 50-90 foot. The farm includes 2,751.7 Certified Irrigated Acres in the Twin Platte Natural Resources District with no pumping restrictions.
- FSA:** 2,744.3 Cropland Acres with 2,601 Corn Base at 127 bu; ARC-Co
- Swine Effluent:** Two swine units (non-owned) are located within the farm boundary, including black water disposal easements to 7 center pivots.
- Rangeland:** 1,555 acres located in two main areas, well fenced, both windmill and pipeline water.
- Soils:** Bucktail Farm includes variations of Valentine sand.
- Improvements:** Four nearly new grain bins (200,000 bu total capacity) with electricity from generator; 60 ton semi-truck scales with 20X28 office building; 48X60' quonset; 100X300' concrete pad.
- Price:** **\$10,900,000**
- Comments:** A very good economic farm unit located atop the outstanding Ogallala Aquifer. Blackwater disposal easements provide free soil nutrients. Priced to sell at \$400,000 to \$500,000 per pivot system. Seller would provide a 5 year lease back of the property. A Nebraska School Lands section is within the farm boundary, but is not leased by the Seller.
- Contact:** Bruce Dodson; Co-Listing Agent (308)539-4455 or email [bruce@agriaffiliates.com](mailto:bruce@agriaffiliates.com)  
Mike Polk; Co-Listing Agent (308)539-4446 or email [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)  
John Childears; Co-Listing Agent (308)539-4450 or email [john@agriaffiliates.com](mailto:john@agriaffiliates.com)  
Don Walker, Tony Eggleston, Jerry Weaver, Chase Dodson



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# Bucktail Farm

